

EXHIBIT C

Louisville Health Sciences Campus Data and Findings

The Louisville Health Sciences Campus project area is roughly bordered by Broadway (south), Market Street (north), Campbell Street (east) and Brook Street (west).

Current research, educational and clinic spaces in the Louisville health sciences campus are at capacity, threatening not only realization of potential growth, but also maintenance of the current level of economic and intellectual success.

Proposed investments include land acquisition, public improvements, new and renovated research and clinical facilities. Completion of this new development and infrastructure is not possible absent public investment. The wholly private development of properties for other commercial or economic purposes within the proposed Development Area is currently impeded by lack of public infrastructure and other factors.

The Louisville Medical Center Development Corporation, in accordance with the Louisville's downtown development plans, purchased and has completed initial planning for the development of a Business and Research Park on the "Haymarket" properties.

With current facilities near capacity and research producing unlimited potential, Louisville could lose not only economic opportunity, but also university-based research teams to cities better-equipped to accommodate the demand.

A research park located on the "Haymarket" properties will be a key component of a healthy and growing health sciences industry in Louisville. The park will remove the final barriers that stand between discovery in the laboratory, development of a commercial enterprise and introduction of advances in care. To achieve the seamless system, the research park will include:

- Public improvements to make the Louisville health sciences campus physically "one community"
- New business/research buildings to house companies recruited to Louisville and those formed from university research
- State-of-the-art laboratory space that will provide fertile soil for new commercialization ideas and an attractive lure for existing biotech companies.

Currently, the Haymarket properties are almost completely undeveloped – an economic and visual wasteland in the midst of a thriving downtown. The best efforts to spark wholly private development of the area have not come to fruition. Public investment, however, will provide that spark.

The Business and Research Park will provide a foundation for vibrant industry:

- At full build out, the park will provide more than 700,000 square feet of much needed office and research space.
- MetaCyte will play a key role in establishing and recruiting companies to the park, targeting 12-13 new companies by 2015, with estimated employment of 1500-2000 people.
- The national average annual pay per job in the industries created by biomedical research is more than \$70,000.

UofL's research programs have achieved unprecedented success over the last decade. This success has created a significant strain on current research space and resources. Without new funding sources to support needed expansion and renovation, the growth that has benefited the city and the Commonwealth over the past 10 years will continue to slow significantly.

New and renovated research facilities are essential to moving new knowledge from the mind to the marketplace, including technology-enabled labs and buildings, infrastructure for high-throughput computer analyses, shared analytical resources and appropriate spaces for conducting pharmaceutical research.

The physical integration of the "urban campus" of the Louisville health sciences campus and its external connections to the rest of downtown has not, as yet, matched its intellectual and entrepreneurial growth.

The primary means of access to the campus is I-64 and I-65. These interstate highways provide excellent access, but once downtown, each entrance creates a circuitous and confusing route to the Louisville health sciences campus. A redesign and relocation of the Jefferson Street exit ramp one block further south from its present location removes it from the bend in I-65, increases visibility, and improves safety. It would also provide much needed clarity of access to the health sciences campus.

Internally, a series of streetscape improvements with a common theme, combined with enhanced landscaping and drop-off configurations at the institutions would do much to lessen the confusion and disjointed nature of the campus, while at the same time providing a unifying sense of place to the entire area.

A second major improvement to the physical character of the campus is the establishment of a special patient corridor on Jackson Street from Broadway to Muhammad Ali Boulevard. Addition of new landscaping and improved patient drop-off areas would greatly enhance the patient access to the UofL Health Care facilities.

Expansion of the health science campus infrastructure will create additional demand on campus utilities. Therefore, renovation of the Heating and Chill Water Plant and power plants are considered prudent investments.

Conclusion

This initiative is a key component of a comprehensive economic development strategy to foster growth in the knowledge-based economy of Louisville and the Commonwealth. Proposed development will not negatively affect the current city or state tax base; in fact, if the project is merely minimally successful, the result will be a dramatic increase in tax revenue.

The project will allow the current infrastructure limitations to be overcome, and will complete the cycle of support for Louisville's growing health sciences industry, providing much-needed high paying jobs and quality investment in the community.